



Leasehold

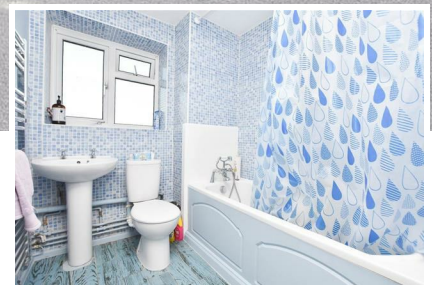
Guide Price

£140,000 - £150,000

 2 Bedroom

 1 Reception

 1 Bathroom



19 Somerset Court, Etchingam Road, Eastbourne, BN23 7DY

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Being sold CHAIN FREE, this newly decorated first floor flat has two generous bedrooms and a spacious South Westerly facing sitting room with balcony and the a fitted modern kitchen. In addition, there is a well appointed bathroom/wc. Benefits include double glazing, gas fired central heating and radiators whilst there is a lockable store and residents parking. Local shops can be found over the road and excellent local amenities including schools and the newly refurbished Langney shopping centre are all within close walking distance. Eastbourne's exciting marina development is also within close walking distance.



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Eastbourne, BN23 7DY

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Main Features

- Purpose Built
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Modern Bathroom
- Sun Balcony
- Double Glazing
- Residents Parking Facilities
- CHAIN FREE

Entrance

Communal front door. Staircase rising to first floor. Private entrance door affording access to -

Reception Hallway

Radiator. Entryphone handset. Two storage cupboards.

Lounge

15'11 x 11'2 (4.85m x 3.40m)

Radiator. Television point. Laminate floor. Sliding double glazed doors affording access to the SUN BALCONY.

Kitchen

12'8 x 6'8 (3.86m x 2.03m)

Range of base units with work surfaces above. inset single drainer sink unit with mixer tap and adjacent working space. Plumbing and space for washing machine. Space for further appliances. Built-in larder. Wall mounted combination boiler for central heating and hot water. Fine view to the rear over playing field.

Bedroom 1

11'11 x 11'6 (3.63m x 3.51m)

Radiator. Laminate floor.

Bedroom 2

11'11 x 6'10 (3.63m x 2.08m)

Radiator. Fine view to the rear toward the playing field.

Bathroom

White three piece suite comprising panelled bath with Victorian style mixer tap with handheld shower attachment and tiled surround. Pedestal wash hand basin. Low level WC. Heated towel rail. Frosted double glazed window to rear.

Outside

There are residents parking facilities and a lock-up store cupboard.

EPC = C.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £10 per annum.

Maintenance: We have been verbally advised that the maintenance costs are £48 per month.

Lease: 125 years from 2001. We have been advised of the lease term, we have not seen the lease.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.